

FILED  
CITY CLERK  
2020 FEB 25 A 9 32  
CINDY MURRAY

**RESOLUTION NO. 2020-06**

**LAFAYETTE COMMON COUNCIL**

**A RESOLUTION DECLARING THE DESIGNATION OF CERTAIN REAL  
ESTATE AS AN ECONOMIC REVITALIZATION AREA (ERA) AND  
APPROVING THE APPLICATION FOR PROPERTY TAX ABATEMENT**

**WHITENACK & BROTHERS, LLC  
REAL ESTATE**

**WHEREAS**, IC 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the redevelopment/rehabilitation of real property and/or installation of new personal property in an Economic Revitalization Area (ERA); and

**WHEREAS**, IC 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas (ERAs); and

**WHEREAS**, the Common Council has designated the Lafayette Redevelopment Commission as the agency to make preliminary investigations, determinations, and recommendations to the Common Council as to what areas should be designated Economic Revitalization Areas; and

**WHEREAS**, Whitenack & Brothers, LLC has requested the real estate named in Exhibit "A" be designated an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings, which request has been accompanied by an Application, Statement of Benefits dated February 13, 2020, and a Supplement to Statement of Benefits and other information set forth in said attachments included in Exhibit A; and

**WHEREAS**, Whitenack & Brothers, LLC has requested a deduction from the assessed value for the redevelopment of real estate pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

**WHEREAS**, on February 27, 2020, the Lafayette Redevelopment Commission recommended approval of the designation of the real estate described in Exhibit A as an Economic Revitalization Area and the Statement of Benefits, Supplement to Statement of Benefits, through passage of Resolution No. LRC-2020-05;


**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE** that:

1. The Common Council finds that
  - A. The subject real estate complies with the statutory criteria for an Economic Revitalization Area; and
  - B. The estimate of cost of rehabilitation/redevelopment of real estate is reasonable for projects of this nature; and
  - C. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
  - D. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
  - E. The tax base of the City of Lafayette and all relevant taxing districts can be reasonably expected to increase from the proposed rehabilitation/redevelopment of real estate; and
  - F. The total benefits are sufficient to justify the deduction.
2. The Common Council designates, finds, and establishes the subject real estate as an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings as permitted under IC 6-1.1-12-1, subject to final confirmation after public hearing.
3. The Economic Revitalization Area designation terminates ten (10) years after January 1, 2020.
4. Subject to final confirmation after public hearing, the Statement of Benefits filed February 13, 2020, and Supplement to Statement of Benefits are hereby approved.
5. Subject to final confirmation after public hearing, Whitenack & Brothers, LLC is entitled to the opportunity to apply for a property tax deduction for an increase in assessed value resulting from redevelopment/rehabilitation of real estate for a period of ten (10) years in accordance with the following schedule percentages:


Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, on the 2nd day of March, 2020.**

COMMON COUNCIL OF THE  
CITY OF LAFAYETTE, INDIANA

  
Nancy Nargi, President


ATTEST:

  
Cindy Murray, City Clerk

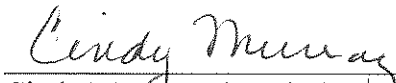
Presented by me to the Mayor of the City of Lafayette this 2nd day of March, 2020.

  
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, this 2nd day of March, 2020.

  
Tony Roswarski, Mayor

ATTEST:

  
Cindy Murray, City Clerk

Sponsored by Tony Roswarski, Mayor

**RESOLUTION NO. LRC-2020-05**

**LAFAYETTE REDEVELOPMENT COMMISSION**

**A RESOLUTION RECOMMENDING DESIGNATION  
OF AN ECONOMIC REVITALIZATION AREA  
FOR TAX ABATEMENT AND  
RECOMMENDING APPROVAL OF DEDUCTION FOR TAX ABATEMENT**

**WHITENACK & BROTHERS LLC  
REAL PROPERTY**

**WHEREAS**, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property and/or the installation of new tangible personal property in "Economic Revitalization Areas" (ERA); and

**WHEREAS**, I.C. 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas (ERA); and

**WHEREAS**, the Common Council of the City of Lafayette, Indiana has designated the Lafayette Redevelopment Commission as the agency to make preliminary investigations, determinations, and recommendations to said Common Council as to what areas should be designated Economic Revitalization Areas (ERA); and

**WHEREAS**, the Lafayette Redevelopment Commission has considered applications dated February 13, 2020, for designation of real estate, which real estate is more completely described on the attached Exhibit "A", as an ERA for the purpose of achieving real and/or personal property tax savings, and has reviewed the Statement of Benefits submitted by Whitenack & Brothers LLC (which is the real estate entity for the business operation of Antique Candle Works, Inc) and other relevant information presented at their regularly scheduled meeting on the Attached Exhibit "B"; and

**WHEREAS**, Whitenack & Brothers LLC. has requested a deduction from the assessed value for the redevelopment of real estate pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50

7	40
8	30
9	20
10	10

**WHEREAS**, the area meets the criteria for designation of an Economic Development Area (ERA) under IC 6-1.1-12.1; and

**WHEREAS**, the applications for deduction for the purpose of tax abatement within an ERA meets the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1;

**NOW THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF LAFAYETTE** that the following recommendations be made to the Common Council:

1. That the request of Whitenack & Brothers LLC. for the designation of an Economic Development Area (ERA) for the real estate described on Exhibit A be granted for a period of ten (10) years commencing January 1, 2020.

2. That the Application for deduction for the purposes of tax abatement meet the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1 and as such that Whitenack & Brothers LLC. be entitled the opportunity to apply for property tax deductions for the redevelopment/rehabilitation of real estate over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 27th day of February, 2020.

**LAFAYETTE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Jos Holman, President

\_\_\_\_\_  
Jim Terry, Vice President

\_\_\_\_\_  
T.J. Thieme, Secretary

\_\_\_\_\_  
Shelly Henriott, Commissioner

\_\_\_\_\_  
Donald J. Teder, Commissioner

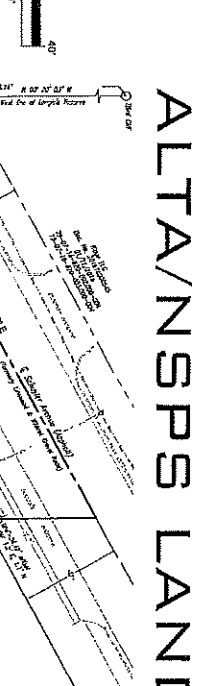
ATTEST:

\_\_\_\_\_  
Dave Moulton

\_\_\_\_\_  
Randy Bond

**Exhibit A**  
**Boundary Map (Site Survey)**  
**and**  
**Legal Description**

bioRxiv preprint doi: <https://doi.org/10.1101/2024.04.01.589247>; this version posted April 1, 2024. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.



127 = *Showered (dry) hair*  
 128 = *Shower/showerhead (noun)*  
 129 = *Showerhead. This is a gift from my mother*  
 130 = *Shower (verb) (verb) (verb) (verb) (verb)*  
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ALWAYS AND THE SAME - SAME AND SAME? (EXPERIMENT) - CONCLUSION	
CONTINGENCY 1 - 1-1-1	INDEPENDENT
CONTINGENCY 2	DEPENDENT
CONTINGENCY 3	DEPENDENT
CONTINGENCY 4	DEPENDENT
CONTINGENCY 5	DEPENDENT
CONTINGENCY 6	DEPENDENT
CONTINGENCY 7	DEPENDENT
CONTINGENCY 8	DEPENDENT
CONTINGENCY 9	DEPENDENT
CONTINGENCY 10	DEPENDENT
CONTINGENCY 11	DEPENDENT
CONTINGENCY 12	DEPENDENT
CONTINGENCY 13	DEPENDENT

FILED 2020 5/24/2020. Subject property does NOT lie within the 100-year tidal boundary as shown on the Flood Boundary Map for Legislative Council District and Incorporated Areas (FLA Third Map Community-Plan No. 181520014-D dated September 25, 2009). The subject property lies within Zone X.

NOTE: Pts. Stevens & Saul, Inc. provided the Tides Commission (File No. 1811115).

[illegible]

Star Lanes Subdivision

Lot 1

101. Alligator Cassio 11/10/18  
102. Alligator Cassio 11/10/18

File No. 79-2001-1000

more in accordance with the  
ALTA/ACSM Land Title Survey  
and Technical Manual 7, 8-4

compiled on January 17, 2004

Paul Miller  
Tedd Kasper 2007 11

$$= \mu$$

5

## Replat

### Abstract

\_\_\_\_\_

741794 1  
more to be  
expected by

**ASSOCIATES**  
**LAND SURVEYORS & ENGINEERS**  
1202 W. 34th Street, Suite 200  
Ocala, Florida 34601  
(772) 281-1705  
FAX: (772) 281-1705

ASSOCIATED LAND SURVEYING

**PIATES**  
**& ENGINEERS**  
 120 W. Main Street, Suite 100  
 Orem, Idaho 84053  
 1901 281-0705  
 900-874-8800

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# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

2020 PAY 2021

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

Whitenack & Brothers LLC (Real Estate entity for business operation of Antique Candle Works, Inc.)

Address of taxpayer (number and street, city, state, and ZIP code)

704 Avondale Street West Lafayette, IN 47906

Name of contact person

Brittany Whitenack

Telephone number

( 765 ) 586-6013

E-mail address

Brittany@antiquecandlec

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Resolution number

Location of property

1161 Schuyler Avenue

County

Tippecanoe

DLGF taxing district number

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

Complete renovation of building including: new offices and break room (framing, drywalling, painting), opening warehouse layout, painting, refinishing floors, updating bathrooms (tile, replacement of fixtures), all new electrical, new roof, add security system, improve parking for employees and customers.

Estimated start date (month, day, year)

April 1, 2020

Estimated completion date (month, day, year)

September 15, 2020

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

31

Salaries

\$880,000 annually

Number retained

31

Salaries

\$880,000

Number additional

4

Salaries

\$182,000

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0	\$255,000
Plus estimated values of proposed project	\$1,150,000	\$1,150,000
Less values of any property being replaced	0	0
Net estimated values upon completion of project	\$1,150,000	\$1,150,000

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0

Estimated hazardous waste converted (pounds) 0

Other benefits

Retention of architectural significant structures including preserving unique sky lights and one-of-a-kind large fire door (40 feet x 40 feet)  
Total Rehabilitation of 15,266 sq ft including offices, bathrooms, and warehouse area

## SECTION 6

### TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Brittany Whitenack

Date signed (month, day, year)

02 / 13 / 2020

Printed name of authorized representative

Brittany Whitenack

Title

Owner & CEO Antique Candle Works, Inc.

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed 10 calendar years\* (see below). The date this designation expires is 12/31/2029

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ 1,150,000

☐ Other limitations or conditions (specify) \_\_\_\_\_

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☒ YES ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <i>Nancy Nargis</i>	Telephone number <i>(765) 807-1021</i>	Date signed (month, day, year) <i>03/02/2020</i>
Printed name of authorized member of designating body <i>Nancy Nargis, Council President</i>	Name of designating body <i>Common Council</i>	
Attested by (signature and title of attester) <i>Cindy Murray, City Clerk</i>	Printed name of attester <i>Cindy Murray</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

## SUPPLEMENT TO STATEMENT OF BENEFITS Real Estate & Personal Property

### INSTRUCTIONS:

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to Greater Lafayette Commerce.
2. This SUPPLEMENT TO STATEMENT OF BENEFITS is part of the total application, and the CERTIFICATION in the STATEMENT OF BENEFITS applies to all statements in the APPLICATION.
3. To qualify, the project investment must be at least \$500,000.

### SECTION 1 APPLICANT

Name of Taxpayer: Whitenack & Brothers LLC. This LLC is real estate entity owned by Brittany Whitenack, who also owns Antique Candle Works, Inc.	
Address of Taxpayer (street and number, city, state & ZIP code): 704 Avondale Street West Lafayette, IN 47906	Telephone: 765-586-6013 E-mail: brittany@antiquecandle.com

Name of Applicant if different from Taxpayer:	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:
Description of relationship of Applicant to Taxpayer:	

Contact for this Application: Brittany Whitenack 704 Avondale Street West Lafayette, IN 47906	Phone Number: (765)586-6013
Address of Contact if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:

Name of Parent Company (if any):	
----------------------------------	--

Does the company currently conduct business at this site?	Yes _____	No <u>X</u>	
If "No", how is the site currently used?	It is being renovated for use beginning in September 2020		

Annual Report & History of Company	
Company Certified Public Accountant:	Drew Trenz (The Trellis Club)
Company Commercial Bankers:	Angela Tamer (HORIZONS)
Company Counsel:	Dan Teder

To be completed by GLC Staff			
Is this area currently designated as an Economic Revitalization Area?	Yes _____	No _____	
Has it ever been so designated in the past?	Yes _____	No _____	
Is this property in a Tax Increment Financing (TIF) district requiring RD Commission Approval?	Yes _____	No _____	

**SECTION 2****JURISDICTION & PURPOSE****Jurisdiction:**

Lafayette \_\_\_\_\_ X  
West Lafayette \_\_\_\_\_  
Tippecanoe \_\_\_\_\_

**Purpose of Application:**

Real Estate Tax Abatement - \_\_\_\_\_ 10 years  
Personal Property Tax Abatement - \_\_\_\_\_ years  
ERA Designation Only - \_\_\_\_\_

**Type of Industry:**

Research &amp; Development \_\_\_\_\_

Manufacturing \_\_\_\_\_ X

Logistics \_\_\_\_\_

Information Technology \_\_\_\_\_

Other \_\_\_\_\_

Please specify:

**Describe proposed project.**

Complete renovation of building including: new offices and break room (framing, drywalling, painting), opening warehouse layc painting, refinishing floors, updating bathrooms (tile, replacement of fixtures), all new electrical, new roof, add security system, improve parking for employees and customers, and general improvement of exterior.

**SECTION 3****PROPERTY DESCRIPTION****Assessor's Personal Property Key Number(s):**

79-07-16-821-001.000-0004

**Location of Real Property (street and number, city, state & ZIP code):**

1611 Schuyler Avenue Lafayette, IN 47904

**\*\*ATTACH LEGAL DESCRIPTION & PLAT MAP WITH LOCATION\*\*****SECTION 4****NATURE OF REAL ESTATE IMPROVEMENTS****Describe any Real Property Improvements:****Size of facility to be constructed and /or renovated**

16,098 current square feet. 832 sq. feet (garage) will be demoed, with a total of 15,266 sq ft renovated and remaining.

**Rehabilitation of existing structure(s), especially architecturally significant or historic structures**

Renovating office areas &amp; break area. Keeping the historic brick inside and exterior intact. Also, keeping a few historic pieces intact:

1. Preserving unique ceiling windows

2. Preserving unique fire door (approximately 40 feet x 40 feet large)

**Demolition of architecturally significant or historic structure(s)**

Demoing car garage that is not original to the building and a 2 interior walls to open up warehouse space

None of these are historic structures

**Estimated Investment**

\$1,150,000

**SECTION 5****PERSONAL PROPERTY**

Type of Project:

Research &amp; Development

Machinery &amp; Equipment

Logistics

Information Technology

Other

Please specify:

Estimated Investment

**\*\*ATTACH DEPRECIATION SCHEDULE\*\*****\*APPLIES ONLY FOR THE CITY OF LAFAYETTE\***

Please note that all Personal Property tax abatements are subject to a Memorandum of Agreement that may require repayment of all or a portion of the tax savings realized in a designated ERA if it is terminated because the property is removed from the City of Lafayette by the applicant. Please contact the City of Lafayette Economic Department for details.

**SECTION 6****EMPLOYMENT**

How many do you employ today?

31

How many will you employ after the project is complete?

35

How many jobs will be created?

4

Full-time

0 Part-time

How many jobs are retained?

18

Full-time

13 Part-time

How many jobs will be eliminated?

0

Full-time

0 Part-time

Will any of the new positions be temporary or filled by contract employees?

Yes

No

X

If "Yes", describe the contract:

Will new employees be hired from the Tippecanoe region?

Yes

X

No

If any positions are to be eliminated, please explain the circumstances and if any of the employees from these positions will be eligible for the new positions.

How many additional employees are:

	Number	Hourly Average
Production	<u>2</u>	<u>\$36,000/year</u>
Administrative	<u>1</u>	<u>\$70,000/year</u>
Management	<u>1</u>	<u>\$40,000/yr</u>
Professional/		
Technical		
Other		
Total/		
Average Wage	<u>4</u>	<u>pprox. \$45,500/year</u>

How many retained employees are:

	Number	Hourly Average
Production	<u>3</u>	<u>\$36,000/year</u>
Administrative	<u>3</u>	<u>\$90,000/year</u>
Management	<u>6</u>	<u>\$50,000/year</u>
Professional/		
Technical	<u>2</u>	<u>\$30,000/year</u>
Other	<u>4</u>	<u>\$36,000/year</u>
Total/		
Average Wage	<u>18</u>	<u>\$50,500/year</u>

What is the anticipated time frame for reaching full employment and the salary goals, per SB-1, from completion of improvement?

Year	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Employment	<u>4</u>					

Salary	<b>Total: \$182,000/year (4 employees)</b>			
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**\*\*IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE\*\***

Does the company provide benefits to full time employees?		Yes	<u>X</u>	No	
If "Yes", explain and list:					
Health Insurance		0 % paid			
Life insurance		0 % paid			
Disability		0 % paid			
Childcare		0 % paid			
Vacation		17 min. # of days			
Retirement		0 % paid			
Other		0 % paid			

To be completed by GLC Staff.

Is the average wage at or above the Tippecanoe County average?	Yes	<u>X</u>	No	
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## SECTION 7 IMPACTS & STATUS

Please estimate the % of your products or services sold outside this 8-county economic region?	<u>98</u> %
--	-------------

Does the applicant supply any local firms?	Yes		No	<u>X</u>
If yes, please list:				

Will any additional public utilities, city services or other infrastructure be required by this project?	Yes		No	<u>X</u>
If "Yes", explain:				

Will any environmental permits be needed?	Yes		No	<u>X</u>
If "Yes", explain:				

Current Zoning	<u>GB</u>
Will any changes, special exceptions be required?	
Yes	<u>X</u>
No	
Have they been approved?	
Yes	
No	<u>X</u>
	N/A

Has the applicant or any predecessor of the applicant defaulted in any material respect the performance of financial obligations by the applicant?	Yes		No	<u>X</u>
--	-----	--	----	----------

Is there any pending litigation materially affecting the applicant?	Yes		No	<u>X</u>
If "Yes", please describe giving procedural posture of the case(s):				

Are there any restrictions contained in the applicant's Articles or Certificate of Incorporation, Charter, Bylaws, Code of Regulations or any agreements to which the applicant is a party that could affect the applicant's ability to engage in this project?

Yes

No

X

If "Yes", explain:

## SECTION 8

## AFFIRMATION OF TAX PAYMENTS

I affirm that the applicant is current with all local, state, and federal tax obligations and understand that failure to have paid said taxes in a timely manner may render the applicant, during the course of this tax abatement, noncompliant and, therefore, ineligible for tax abatement.

Beth Whitenack

Signature

02 / 13 / 2020

Date

Brittany Whitenack

Name Printed

Owner & CEO

Title

Brittany@antiquecandleco.com

E-mail

765-586-6013

Phone

## PRINCIPLES

### FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

These principles are used in determining the guidelines and considerations for each category of project, and will also be used in determining the length of an abatement within each category.

1. Firms receiving tax abatement are expected to give local construction firms and local suppliers of goods and services the opportunity to do business.
2. Existing industry will be considered for tax abatement on the same basis as firms being recruited to the community.
3. Preference will be given to firms that diversify and fill gaps in our local economy rather than those that compete for business in the local economy with existing firms.
4. Products that are sold outside our local community and bring value to the local economy will be given a high priority.
5. Abatement will be used to recruit and assist firms that create a technology based product or service or use advanced technology in manufacturing.
6. Location in the downtown, the urban enterprise zone, or declining area designated as an economic development area will be given a higher priority.
7. Projects that involve retail or are primarily office operations will be considered only in the locations described in #6 above unless the office operations are technology related.
8. The number of jobs created per dollar of investment will be an important consideration for the warehouse distribution and manufacturing areas.
9. The level of wages and benefits will be an important consideration for all applications.
10. Housing will be evaluated in terms of percentage of units available to lower income families, mix of income levels, distance from other projects serving a similar clientele, availability of services, potential displacement of existing housing, and compatibility of design.
11. Projects will not be considered that will require variances or special exceptions unless primary review indicates that no problems will be encountered.
12. Adverse environmental impacts will negatively affect the consideration of abatement.
13. Any need for additional public infrastructure or other additional public support in the project will be considered in determining the length of the abatement.
14. Major development projects will be individually evaluated.
15. The time period of depreciation of equipment will be considered in the length of abatement for equipment.
16. Economic Revitalization Areas (ERAs) designated by the Common Council for new manufacturing equipment will include a Memorandum of Understanding that will provide for the repayment to the City of all or a portion of the tax savings realized through the designation in event that the ERA is terminated because the new manufacturing equipment is removed from the City.

## **GUIDELINES**

### **FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA**

Projects will be considered for abatement only if the proposed investment is at least \$250,000 and development has not begun and/or equipment has not been ordered. In addition, if the applicant is not the owner, authorization of the application must be obtained from the owner.

The length of the abatement period for real estate and equipment will be considered by the guidelines in the categories below:

#### **6-10 Years**

Real Estate Improvements

Manufacturing

Technology Based

#### **3-6 Years**

Equipment and Machinery

Warehouse/Distribution

Office

Retail

#### **1-3 Years**

Housing

**Redevelopment Commission Guidelines  
For  
Economic Revitalization Area Designation  
City of Lafayette, Indiana**

The Lafayette Redevelopment Commission has formulated guidelines for granting requests for designation of an Economic Revitalization Area. Each category has a threshold of acceptance and a benchmark for the number of years of tax abatements. The number of years of tax abatement may be increased or decreased by the Redevelopment Commission and/or the Common Council with the addition of positive or negative factors cited. Final authority rests with the Common Council.

**Manufacturing/Commercial**

Threshold:

1. Development/redevelopment not begun/Equipment not ordered
2. Commercial only eligible in Central TIF
3. More than \$250,000 investment
4. Variances/special exceptions have

Benchmark:

Six (6) years – real estate  
Five (5) years – equipment

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than one (1) job created/retained per \$100,000 investment
3. Jobs are supported by product/service sales outside the Greater Lafayette area
4. Commitment to hire/train residents of the Greater Lafayette area, including for construction
5. Jobs include benefits
6. Jobs pay more than county average

Negative Factors (decrease years of abatement):

1. Location in TIF other than Central TIF
2. Jobs retained but no new jobs created
3. Prior tax abatement received

**Retail**

Threshold:

1. Project includes more than one (1) tenant
2. Variances/special exceptions have passed initial review
3. Development/redevelopment not begun
4. Investment more than \$250,000

Benchmark:

Three (3) years

Factors:

1. Redevelopment (rehab) rather than new development
2. Vacancies (measured in square footage, number of spaces and length of time)
3. Property taxes paid by tenant
4. Decline in assessed value
5. Impact on surrounding area

**Multi-family Rental Housing**

Threshold:

1. 20% of units dedicated to low and moderate income households
2. Investment of more than \$250,000 or increased assessment of at least \$50,000
3. Development or redevelopment not yet begun
4. Variances/special exceptions have passed initial review

Benchmark:

Six (6) years

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than 40% of the units dedicated to low or moderate income households or more than 20% of units dedicated to low income households

Negative Factors (decrease years of abatement):

1. Located in TIF other than Central TIF
2. Low or moderate income households displaced
3. No units dedicated for low income households
1. Demolition or incompatible alteration of historic structures

## SUMMARY OF IMPACT EVALUATIONS

### COMMUNITY IMPACTS

Yes/No/N/A

- |     |     |  |
|-----|-----|--|
| Yes | 1.  | Is the project compatible with Tippecanoe County's current comprehensive plan?   |
| Yes | 2.  | Does the applicant own the property of the project?                              |
| No  | 3.  | Will any historic structures be demolished?                                      |
| Yes | 4.  | Will any historic structures be redeveloped?                                     |
| No  | 5.  | Is a change in zoning necessary? From _____ to _____                             |
| No  | 6.  | Are Variances or Special Exceptions needed?                                      |
| No  | 7.  | Will any negative environmental impacts or pollution result from the project?    |
| No  | 8.  | Are any environmental permits needed?  |
| No  | 9.  | Will any households be displaced?  |
| No  | 10. | Will the project have a negative effect on the local housing market?             |
| No  | 11. | Will the project include rehabilitation or redevelopment of existing structures? |
| Yes | 12. | Will the project have other benefits on the community?                           |
| No  | 13. | Will the project have other negative effects on the community?                   |
| No  | 14. | Has any work begun or any equipment been ordered?                                |
| No  | 15. | Is the project located in Downtown or the LUEZ?                                  |
| Yes | 16. | Are products primarily sold outside community?                                   |

### EMPLOYMENT IMPACTS

- |     |     |  |
|-----|-----|--|
| Yes | 17. | Will jobs be created or retained? <u>4</u> created <u>18</u> retained  |
| Yes | 18. | Will wages be equal or be above the county's average? <u>\$21.63/hr avg</u>  |
| Yes | 19. | Will employees receive health insurance? <u>0%</u> paid by company   |
| Yes | 20. | Will employees receive retirement benefits? <u>0%</u> paid   |
| Yes | 21. | Will employees receive life insurance? <u>0%</u> paid by company   |
| Yes | 22. | Will employees receive other benefits? List: <u>Vacation -17 days/yr</u>   |
| N/A | 23. | What is the ratio of investment to jobs creation: <u>\$287.K:1</u>   |
| Yes | 24. | Will construction labor from the local region (Tippecanoe and contiguous counties) be used?                        |
| Yes | 25. | Will new employees resulting from the project be hired from the local region (Tippecanoe and contiguous counties)? |
- Yes 26. Does the project include advanced technology or manufacturing processes?

### FISCAL IMPACTS

- |     |     |  |
|-----|-----|--|
| N/A | 27. | Will the project be in competition with existing local business?   |
| Yes | 28. | Will the project complement existing local businesses?   |
| No  | 29. | Will new infrastructures, not yet in place, be required for this project?  |
| No  | 30. | Will the project have other special tax treatments or financing such as grants, low interest loans, etc.           |
| No  | 31. | Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere? |
| Yes | 32. | Has financing for this project been approved?  |



Economic Development Department  
Marketing & Communications Department

515 Columbia Street • Lafayette, Indiana 47901-1412  
Phone 765-807-1090

## Memo

**DATE:** 2/27/20

**TO:** Lafayette City Council, Nancy Nargi, President

**FROM:** Dennis H. Carson, Economic Development Director

**CC:** Tony Roswarski, Mayor; Cindy Murray, City Clerk; Ed Chosnek, City Attorney

**RE:** \*UPDATE\* Recommendations for tax abatement:  
Whitenack & Brothers, LLC (Real Estate entity of Antique Candle Works, Inc.)

Attached, please find the application for the above referenced request.

1. Whitenack & Brothers, LLC (Real Estate entity of Antique Candle Works, Inc.) is requesting the following:
  - a. Designation of an Economic Revitalization Area (ERA) by the City Council for ten (10) years commencing January 1, 2020, through Resolution No. LRC-2020-05
  - b. A tax abatement of ten (10) years for Real Estate with an investment of \$1,150,000 through Resolution No. LRC-2020-05.
    - i. Antique Candle Works, Inc. pledges to create 4 jobs and retain 31 jobs.

Their full application (SB-1) and the City of Lafayette's supplement to the SB-1 are attached. See staff recommendation below.

**RECOMMENDATION:** The Lafayette Redevelopment Commission will review this request at its February 27, 2020 meeting. A recommendation will be forwarded to City Council immediately thereafter before Monday's Council meeting for your consideration.

**\*Update\* 2/27/20:** The Lafayette Redevelopment Commission reviewed this request and recommended for approval to the Lafayette City Council **RESOLUTION NO. LRC-2020-05 LAFAYETTE REDEVELOPMENT COMMISSION** - A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement –Whitenack & Brothers, LLC –Real Property. The Commission recommended a ten (10) year abatement on real estate with an investment totaling \$1,150,000.



Economic Development Department

515 Columbia Street • Lafayette, Indiana 47901-1412  
Phone 765-807-1090

## Memo

**DATE:** 2/26/20

**TO:** Lafayette City Council, Nancy Nargi, President

**FROM:** Dennis H. Carson, Economic Development Director

**CC:** Tony Roswarski, Mayor; Cindy Murray, City Clerk; Ed Chosnek, City Attorney

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